

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8761 Leon C. Addison, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on May 31, 1966.

EFFECTIVE DATE OF ORDER: July 6, 1966

ORDERED:

That the appeal for a variance from the side yard requirements of the R-2 District to permit erection of a single family dwelling at 1109 - 51st Pl., N.E., lot 108, Square 5201, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's lot is located in an R-2 District.
- (2) The lot has an 18.62 foot frontage on 51st Place, a south lot line of 158.49 feet, a north lot line of 152.64 feet, and a rear lot line of 30 feet with a northwesterly segment of 7.07 feet. The lot borders a 15 foot public alley.
- (3) Appellant proposes to erect a semi-detached single family dwelling.
- (4) The side yard measures from 6.5 feet to 10.5 feet with a mean side yard of 8.5 feet.
- (5) Section 3305.1 provides that there be an 8 foot side yard for dwellings in the R-2 District.
- (6) No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

The Board is of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations. Although the side yard is not conforming, its average width is above the requirement. The proposed dwelling does not exceed the lot occupancy for the R-2 District.

We are further of the opinion that the granting of this appeal will have no adverse affect upon neighboring and adjoining property and that the granting of this appeal is consistent with the purpose and intent of the Zoning Regulations as embodied in the Zoning Regulations and Maps.